

County Impact Fee Determination Lancaster County Board

Applicant	Location	Proposal
County Board	Text on page F 71	Remove determination of county impact fees
Recommendation: Approval		

Status/Description

In a February 21, 2003 memo the Lancaster County Board proposed the following revision to page F 71 in the section on “Guiding Principles for Rural Areas”:

~~“When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its “fair share” of costs. An independent study to quantify and qualify the positive and negative economics of acreage development will be performed.”~~

Comprehensive Plan Implications

The County Board believes it is premature to refer to impact fees and other development exactions in the County in the Comprehensive Plan. The County Board feels these references may give the impression a policy decision has already been made to implement these fees on acreages.

Conclusion

This is a clarification of policy by the elected officials. Amend the Comprehensive Plan as follows:

1. Amend F 71 in the section on “Guiding Principles for Rural Areas”:

~~“When the independent study to quantify and qualify the positive and negative economics of acreage development is completed, the county should determine if an impact fee or other development exactions are needed to be sure acreage development is paying its “fair share” of costs. An independent study to quantify and qualify the positive and negative economics of acreage development will be performed.~~ The study should be part of a review of policy issues and options such as the build-through concept, lot size, acreage standards, acreages and town relationships, acreages and sensitive areas, agriculture, acreage clusters, desired acreage population, acreage size and land use consumption and AGR zoning.

April 30, 2003

LANCASTER COUNTY BOARD OF COMMISSIONERS

COUNTY-CITY BUILDING

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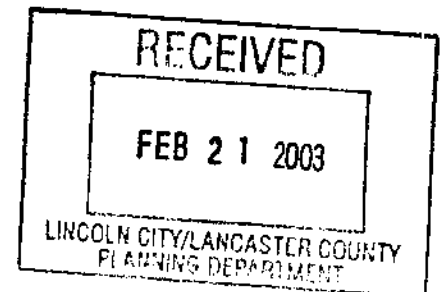
Gwen Thorpe

February 21, 2003

Marvin Krout, Director
Lincoln-Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

Re: Proposed Amendment to the Comprehensive Plan

Dear Marvin:



The Lancaster County Board of Commissioners hereby submits the following proposal to amend the Lincoln-Lancaster County Comprehensive Plan:

Under Guiding Principles for Rural Areas, the first sentence of the last paragraph, located on p. F71, should be amended to read, "An independent study to quantify and qualify the positive and negative economics of acreage development will be performed."

The County Board believes it is premature to refer to impact fees and other development exactions in the Comprehensive Plan. The Board is concerned these references give the impression a policy decision has already been made to implement these fees on acreages.

If you have any questions regarding this proposed amendment, please don't hesitate to contact us. As always, your assistance is greatly appreciated.

Sincerely,

Ray Stevens
Vice Chairman

cc: County Board
Gary Lacey, Lancaster County Attorney
Mike DeKalb, Planning Department